

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Michael Beckendorf
Leo Gonzalez
Bobby Gutierrez
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
WORKSHOP MEETING
THURSDAY, MARCH 6, 2014 – 5:00 P.M.
ROOM 305, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Hickle called the meeting to order at 5:07 pm.

Commission Members Present: Mr. Scott Hickle, Mr. Bobby Gutierrez, Mr. Michael Beckendorf, Mr. Leo Gonzalez, Mr. Kevin Krolczyk, Mr. Prentiss Madison, and Mr. Robert Swearingen.

Commission Member Absent: Mr. Pete Bienski and Ms. Nancy Hardeman.

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator; Ms. Janis Hampton, City Attorney; Ms. Maggie Dalton, Staff Planner; Mr. Randy Haynes, Senior Planner; Mr. Matthew Hilgemeier, Staff Planner; and Ms. Annette Denton, Planning Intern.

2. STAFF ANNOUNCEMENTS (This item includes introductions of new employees, meeting reminders, upcoming events, and staff recognition).

- a. Upcoming regular meeting dates are April 3 and April 17.**
- b. Joint meeting with the City Council on April 8.**

Mr. Zimmermann reminded Commissioners of upcoming meetings and stated that the joint meeting with City Council will need to be to April 22.

3. PLANNING AND ZONING COMMISSION SUBCOMMITTEE UPDATES (Questions may be directed to staff, no action will be taken).

- a. Subdivision Ordinance Update (Hardeman/Krolczyk).**
- b. Comprehensive Plan Update (Bienski/Hardeman/Hickle).**
- c. Off-Street Parking for Multi-Family Developments (Beckendorf/Gonzalez/Gutierrez).**

d. Zoning/Land and Site Development Ordinance Updates (Hardeman/Madison).

Mr. Zimmermann provided the following subcommittee updates:

- The Comprehensive Plan Update Subcommittee is scheduled to meet on March 27, 2014.
- The A&M students researching the area will give a presentation in Council Chambers on April 24th at 9 am.
- Staff is working on drafting the second chapter of the zoning/land and site development ordinance for review by the subcommittee.

4. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF MARCH 20, 2014 (Questions may be directed to staff, no action will be taken).

Commissioner Gonzalez entered the meeting at 5:12 pm.

Mr. Zimmermann distributed printed copies of comments that staff had received from citizens regarding cases on the regular meeting agenda (case no. CU14-03 and RZ14-05).

Questions were directed to staff. No action was taken.

5. STAFF PRESENTATION, DISCUSSION, AND POSSIBLE DIRECTION TO STAFF CONCERNING ZONING REGULATIONS FOR CREDIT ACCESS BUSINESSES.

Questions were directed to staff. No action was taken.

6. STAFF PRESENTATION, DISCUSSION, AND POSSIBLE DIRECTION TO STAFF CONCERNING A POSSIBLE CITY-INITIATED REZONING OF PROPERTIES ADJOINING WEST SIDE OF THE 1400 BLOCK OF FINFEATHER ROAD BETWEEN EDEN LANE AND PALASOTA DRIVE.

Mr. Haynes stated that staff recently became aware of a discrepancy between how land located on the west side of the 1400 block of Finfeather Road between Eden Lane and Palasota Drive is zoned (Industrial District), and how this land is actually being used (single-family residences). Staff is seeking direction from the Commission as to whether or not the zoning on these properties should be changed to a zoning classification that can help protect existing residential land use in this area.

Commissioners asked if MU-2 District zoning would be a good fit for this area. Mr. Haynes responded that MU-2 zoning is intended to be a temporary classification. By consensus, Commissioners directed staff to schedule a public hearing to consider Residential District – 5000 (RD-5) zoning for these properties.

7. STAFF PRESENTATION, DISCUSSION, AND POSSIBLE DIRECTION TO STAFF CONCERNING PROPOSED ORDINANCE AMENDMENTS PREVIOUSLY RECOMMENDED BY THE PLANNING AND ZONING COMMISSION ESTABLISHING BUILDING DESIGN GUIDELINES AND A BUILDING COLOR PALLETTE.

By consensus, Commissioners decided to consider this item during the next workshop meeting.

8. FUTURE AGENDA ITEMS (A Planning and Zoning Commission member may request that a subject for which notice has not been given be placed on an agenda for a future meeting).

No items were requested.

9. ADJOURN.

Without objection, Chairperson Hickle adjourned the meeting at 5:50 pm.

These minutes were reviewed and approved by the City of Bryan Planning and Zoning Commission on this the 3rd day of **April, 2014**.

A. S. Hickle, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Administrator and Secretary to the
Planning and Zoning Commission